086.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,100 / 952,100
					USE VALUE:	952,100 / 952,100
					ASSESSED:	952,100 / 952,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOCKERY CHRISTOPHER W	
Owner 2:	BROOKS MARY W	
Owner 3:		
Street 1:	110 CRESCENT HILL AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BURKE EDNA M ETAL -
Owner 2:	-
Street 1:	110 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Wood Shingle Exterior and 1789 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15000.000	338,200	4,900	609,000	952,100
Total Card	0.344	338,200	4,900	609,000	952,100
Total Parcel	0.344	338,200	4,900	609,000	952,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.20 | /Parcel: 532.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54489

GIS Ref

GIS Ref

Insp Date 08/30/18

!7021!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,100	4900	15,000.	609,000	952,000	952,000	Year End Roll	12/18/2019
2019	101	FV	255,700	4900	15,000.	600,300	860,900	860,900	Year End Roll	1/3/2019
2018	101	FV	255,700	4900	15,000.	461,100	721,700	721,700	Year End Roll	12/20/2017
2017	101	FV	255,700	4900	15,000.	435,000	695,600	695,600	Year End Roll	1/3/2017
2016	101	FV	255,700	4900	15,000.	400,200	660,800	660,800	Year End	1/4/2016
2015	101	FV	248,500	4900	15,000.	374,100	627,500	627,500	Year End Roll	12/11/2014
2014	101	FV	229,700	4900	15,000.	344,500	579,100	579,100	Year End Roll	12/16/2013
2013	101	FV	229,700	4900	15,000.	344,500	579,100	579,100		12/13/2012

PRINT

Date	Time
12/10/20	21:42:16

LAST REV

Date	Time
09/11/18	12:22:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7021

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE EDNA M ET	46716-382		12/23/2005		436,000	No	No		
	PR408-552		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	54489
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2017	1374	Solar Pa	2,817	C				
4/20/2017	434	Re-Roof	9,373	C				
9/25/2014	1257	Redo Bat	8,600		9/25/2014			Remodel second flo
7/9/2008	759	Manual	5,700					21 x 11 deck
11/6/2007	1024	Addition	70,670			G9	GR FY09	TO REAR OF HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Meas/Inspect	BS	Barbara S
12/11/2008	Meas/Inspect	189	PATRIOT
4/10/2006	MLS	MM	Mary M
3/6/2000	Inspected	276	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15000		Sq. Ft.	Site		0	70.	0.58	6									609,000						609,000	

Total AC/HA:	0.34435	Total SF/SM:	15000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	609,000	Spl Credit		Total:	609,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23692000
Const Adj.:	1.00989902
Adj $ / SQ:	156.146
Other Features:	85769
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415428
Depreciation:	77270
Depreciated Total:	338159

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

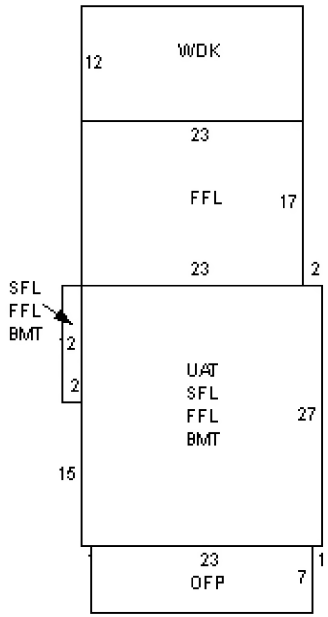
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	156.15
Special Features:	0	Val/Su Net:	109.31
Final Total:	338200	Val/Su SzAd	189.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,090	156.150	170,199
BMT	Basement	699	46.840	32,744
SFL	Second Floor	699	156.150	109,146
WDK	Deck	276	9.720	2,682
UAT	Upper Attic	169	62.460	10,540
OFP	Open Porch	161	27.010	4,349

Net Sketched Area:	3,094			Total:	329,660
Size Ad	1789	Gross Are	3600	FinArea	1789

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1914	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900